



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/3/2017

Property Information	
Folio:	03-4108-009-4200
Property Address:	232 ZAMORA AVE Coral Gables, FL 33134-3928
Owner	232 ZAMORA LLC
Mailing Address	16477 SW 67 TER MIAMI, FL 33193 USA
PA Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	4 / 4 / 0
Floors	2
Living Units	3
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	3,231 Sq Ft
Lot Size	9,900 Sq Ft
Year Built	1937



Assessment Information			
Year	2017	2016	2015
Land Value	\$742,500	\$693,000	\$544,500
Building Value	\$183,605	\$174,862	\$50,000
XF Value	\$509	\$509	\$0
Market Value	\$926,614	\$868,371	\$594,500
Assessed Value	\$926,614	\$617,826	\$561,660

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction		\$250,545	\$32,840

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
CORAL GABLES DOUGLAS SEC
PB 25-69
LOT 1 BLK 41
LOT SIZE 9900 SQUARE FEET
OR 19760-0693 07/2000 4

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$926,614	\$617,826	\$561,660
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$926,614	\$868,371	\$594,500
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$926,614	\$617,826	\$561,660
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$926,614	\$617,826	\$561,660

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/28/2016	\$100	30363-2794	Corrective tax or QCD min consideration
08/11/2016	\$975,000	30192-0207	Qual by exam of deed
08/06/2016	\$100	30192-0204	Corrective tax or QCD min consideration
05/01/2007	\$860,000	25661-3053	Other disqualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version

CITY'S

EXHIBIT 1

232 Zamora Ave

<u>Owner</u> 232 Zamora LLC 920 Coral Way Coral Gables, FL 33134-4825	<u>Owner (Registered Agent)</u> 232 Zamora LLC c/o David Sanchez Registered Agent 16477 SW 67 Ter Miami, FL 33193-5609
---	--

232 ZAMORA AVENUE





Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
BL-17-05-1848	05/16/2017	232 ZAMORA AVE	DEMOLITION	TOTAL DEMO. \$10,000	pending			0.00
CE-08-04-0316	03/31/2008	232 ZAMORA AVE	CODE ENF WARNING PROCESS	WT79627 SEC 5-1404 ZC (PAK) PARKING OF VEHICLES ON LAWN OR OTHER UNAPPROVED SURFACE. IE. INFINITY 4DR. BLACK G35 FL UKJ1P 06/08	pending	03/31/2008		0.00
CE-08-04-0317	03/31/2008	232 ZAMORA AVE	CODE ENF WARNING PROCESS	WT79628 SEC 54-153 (DAY) TRASH OUT PRIOR TO 6PM	pending	03/31/2008		0.00
CE-08-04-1333	04/24/2008	232 ZAMORA AVE	CODE ENF WARNING PROCESS	WT79642 SEC 5-1404 ZC (PAK) PARKING OF VEHICLES ON LAWN OR OTHER UNAPPROVED SURFACE. ie. Infinity G35 4 door Black Florida Tag UKJ1P	pending			0.00
CE-08-12-1705	12/31/2008	232 ZAMORA AVE	CODE ENF WARNING PROCESS	WT1009 SEC54-153 CC (DAY) Depositing trash/waste earlier than 6pm of the day preceding the designated collection day. P/U day is FRIDAY. ie. Tenant Ms. Susan Werner Apt#2 address found in trash/waste	pending	12/31/2008		0.00
CE-09-09-1694	09/03/2009	232 ZAMORA AVE	CODE ENF WARNING PROCESS	WT3778 SEC 54-153 CC (DAY) DEPOSITING TRASH/WASTE EARLIER THAN 6PM OF THE DAY PRECEDING THE DESIGNATED COLLECTION DAY (FRIDAY ie BOXES AND WASTE FROM APT 2 & 3	pending	09/03/2009		0.00
CE-09-09-2142	09/12/2009	232 ZAMORA AVE	CODE ENF WARNING PROCESS	WT3800 SEC34-21 CC (LOT) LOT TREE IS OVERGROWN AND	pending	09/12/2009		0.00

CITY'S

EXHIBIT 2

CE-09-12-2992	12/28/2009	232 ZAMORA AVE	CODE ENF TICKET PROCESS DAILY RUNNING FINE	OBSTRUCTING LIGHT POLE ON THE ROGHT OF WAY. T38862 SEC 54- 153 CC (DAY) TRASH ON SWALE 4 DAYS PRIOR TO SCHEDULED P/U. MUST REMOVE. PREVIOUSLY WARNED 9/3/09.	canceled	12/28/2009		0.00
CE-09-12-3079	12/28/2009	232 ZAMORA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T38862 SEC 54- 153 CC (DAY) TRASH ON SWALE 4 DAYS PRIOR TO SCHEDULED PICK UP, MUST REMOVE.	final	12/28/2009	03/01/2010	0.00
CE-09-12-3182	12/31/2009	232 ZAMORA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T38864 SEC 54- 153 CC (DAY) TRASH ON SWALE DAY BEFORE SCHEDULED P/U PRIOR TO 6:00 PM. PREVIOUSLY CITED 9/3/09 & 12/28/09.	final	12/31/2009	03/01/2010	0.00
CE-10-03-3002	03/01/2010	232 ZAMORA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37018 SEC 54- 153 CC (DAY) TRASH ON SWALE 4 DAYS PRIOR TO SCHEDULED P/U. MUST REMOVE. PREVIOUSLY CITED 12/28/09 & 12/31/09.	canceled	03/01/2010		0.00
CE-11-08-6969	08/24/2011	232 ZAMORA AVE	CODE ENF WARNING PROCESS	VERBAL WARNING SEC 54-153 CITY CODE (DAY) TRASH - FURNITURE ON R/W 2 DAYS PRIOR TO P/U. CALLED FIDEL PEREZ	final	08/24/2011	08/24/2011	0.00
CE-13-12-1778	12/04/2013	232 ZAMORA AVE	CODE ENF WARNING PROCESS	SEC 54-153 CITY CODE (DAY) PLACING TRASH PRIOR TO 6PM DAY BEFORE PICK UP I.E. MATTRESS, BAG, BOXES.	final	12/04/2013	12/04/2013	0.00
CE-15-08-4352	08/07/2015	232 ZAMORA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	08/13/2015	08/13/2015	0.00
CE-16-08-5812	08/04/2016	232 ZAMORA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	08/16/2016	08/16/2016	0.00
CE-17-04-1045	04/03/2017	232 ZAMORA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA CE265870//T57615 GOVQA CE266792//T57269	final	04/12/2017	04/12/2017	0.00
DR-14-02-2136	02/10/2014	232 ZAMORA AVE	DEVELOPMENT REVIEW COMMITTEE	PROPOSED RESIDENTIAL APARTMENT; 5 STORY, 11 UNIT APARTMENT WITH UNDERGROUND PARKING PROJECT AT 232 ZAMORA AVENUE	final	02/10/2014	09/24/2014	0.00
HI-13-07-0672	07/10/2013	232 ZAMORA AVE	LETTER OF HISTORIC SIGNIFICANCE		final	07/10/2013	07/10/2013	0.00
HI-17-03-2275	03/22/2017	232	LETTER OF HISTORIC	**HIST. SIG	final	03/22/2017	03/22/2017	0.00

Permit ID	Issue Date	Address	Significance	Request Description	Status	Issue Date	Expiration Date	Amount
PL-17-05-1851	05/16/2017	ZAMORA AVE 232 ZAMORA AVE	SIGNIFICANCE PLUMB COMMERCIAL / RESIDENTIAL WORK	REQUEST RE-ISSUE** PLUMBING WORK FOR CAP-OFF WATER & SEWER (TOTAL DEMO)	issued	06/02/2017		0.00
PS-17-05-1853	05/16/2017	ZAMORA AVE 232 ZAMORA AVE	TREE REMOVAL/RELOCATION	TREE ROMOVAL FOR TOTAL DEMO \$10,000	pending			0.00
RC-17-08-1184	08/03/2017	ZAMORA AVE 232 ZAMORA AVE	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1937) CONSTRUCTION REGULATION BOARD CASE #17-6357 AND UNSAFE STRUCTURES FEE	approved			980.63
UP-17-05-1849	05/16/2017	ZAMORA AVE 232 ZAMORA AVE	UPFRONT FEE	*UPFRONT FEE* BL17051848 - TOTAL DEMO \$10,000	final	05/16/2017	05/16/2017	0.00
ZN-17-05-1852	05/16/2017	ZAMORA AVE 232 ZAMORA AVE	CHAIN LINK FENCE / FENCE REPAIRS / TEMP FENCE	TEMP. FENCE FOR TOTAL DEMO \$10,000	approved			0.00
ZV-15-08-4512	08/12/2015	ZAMORA AVE 232 ZAMORA AVE	ZONING LETTER VERIFICATION	ZONING VERIFICATION LETTER	final	09/23/2016	09/23/2016	0.00

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).



City of Coral Gables Fire Department

Fire Prevention Division
2815 Salzedo Street, Coral Gables, FL 33134
Fax (305) 460-5598

The items noted below are in violation of the Florida Fire Prevention Code and/or the Florida Administrative Code. Nothing in this report supersedes any previously written, still existing violations for this occupancy/building. You are directed to comply with corrective measures as indicated.

Occupant Name:	232 Zamora Ave. Apartments - 4 units	Inspection Date:	8/15/2017
Address:	232 Zamora Avenue	InspectionType:	AA-Tactical, Apartment / Condo
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0

No violations noted at this time.

Company Representative:

No Signature
8/15/2017 11:39:59 PM
Signature valid only in mobile-eyes documents

Inspector:

No Signature
8/15/2017
Leonard Veight
8/15/2017 2:39:59 PM
Signature valid only in mobile-eyes documents

Leonard Veight
8/15/2017

CITY'S

EXHIBIT

3



The City of Coral Gables

Development Services Department
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

4/25/2017

VIA CERTIFIED MAIL

7015 3010 0001 0620 0181

232 ZAMORA LLC
16477 SW 67 TER
MIAMI, FL 33193

RE: 232 ZAMORA AVE, CORAL GABLES, FL
FOLIO # 341080094200
Recertification of Building 40 Years or Older

Gentlemen:

As per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1937. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted to this Department within **ninety (90)** calendar days from the date of this letter. Submittal of the Report does not constitute recertification; it must be **approved** by this department.

In addition to the Report you must submit a cover letter stating the structure meets the requirement for the building recertification. Furthermore, the Parking Lot Illumination and Guardrails Compliance forms will also be required; no additional documents or photographs are necessary.

In the event repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. Recertification will take place once a *revised* Report is approved and all required permits are closed.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: <http://www.miamidade.gov/pa/propertyrecertification.asp>. **The Recertification Report fee of \$380.63 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134.** In order to avoid delays please submit in person in order to calculate the fees accordingly.

Failure to submit the required Report within the allowed time will result in declaring the structure unsafe and referring the matter to the City's Construction Regulation Board ("Board") without further notice; a \$600.00 administrative fee will be imposed. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, may assess all costs of the proceedings along with the cost of demolition and any other required action.

The Department's working hours are Monday through Friday, 7:30am to 3:30pm, tel: (305) 460-5235.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.,
Building Official

CITY'S

Composite

EXHIBIT

4

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES.
Petitioner,

Case No. 17-6357

vs.

232 ZAMORA LLC
920 Coral Way
Coral Gables, Florida 33134-4825

Return receipt number:

91 7108 2133 3932 5922 8749

Respondent.

**NOTICE OF UNSAFE STRUCTURE VIOLATION FOR FAILURE TO RECERTIFY
AND NOTICE OF HEARING**

Date: August 31, 2017

Re: **232 Zamora Avenue**, Coral Gables, Florida 33134-3928, and legally described as Lot 1, Block 41, of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-009-4200 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-1 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

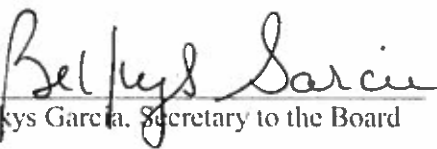
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on September 18, 2017, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$250 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

ADA NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6357

Title of Document Posted: Construction Regulation Board, Notice of Unsafe Structure Violation For Failure To Recertify and Notice of Hearing

I, Claudio Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 232 ZAMORA AVENUE, ON 8-31-17
AT 9:45 am.

Claudio Ramos
Employee's Printed Name

[Signature]
Employee's Signature

STATE OF FLORIDA)
ss.
COUNTY OF MIAMI-DADE)

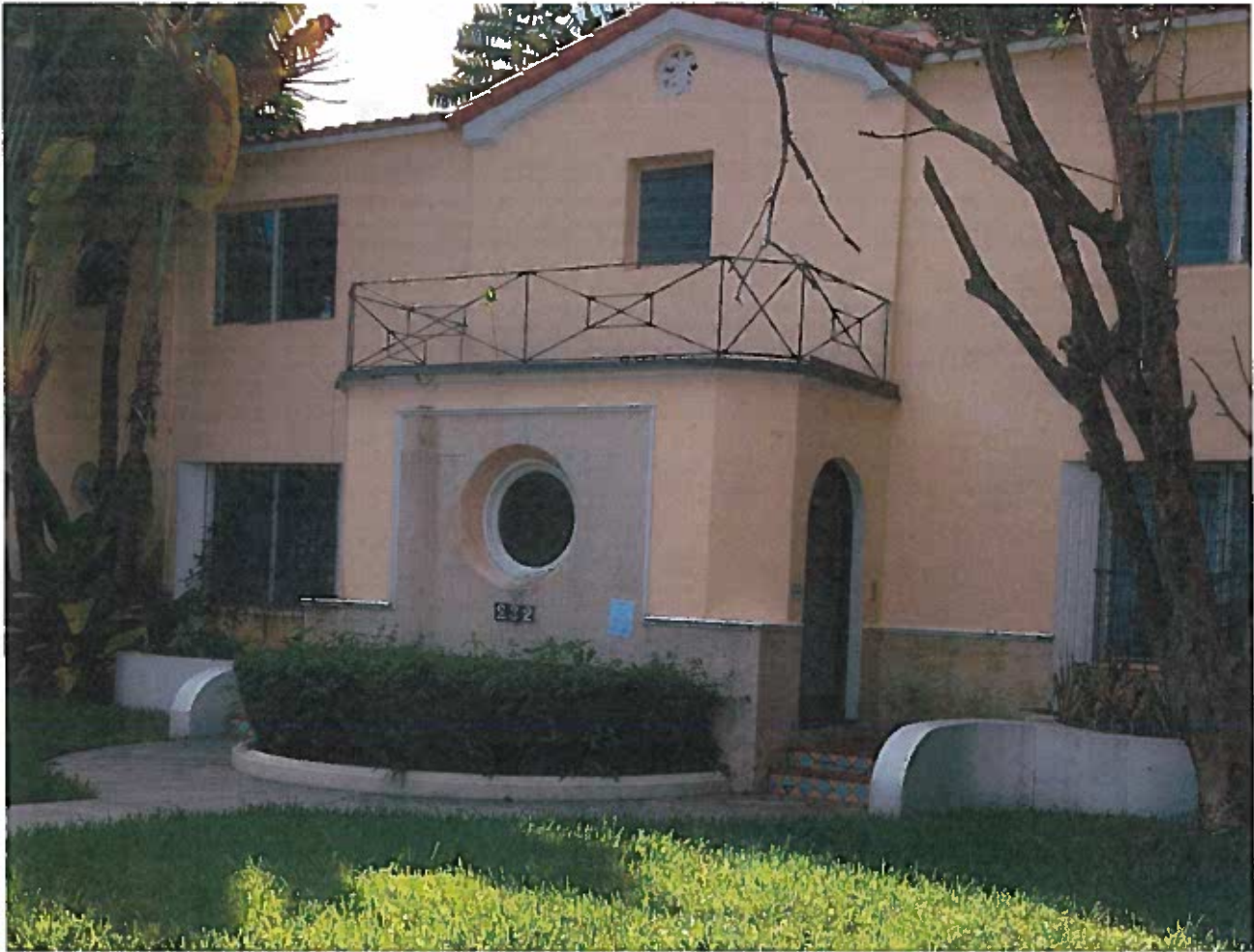
Sworn to (or affirmed) and subscribed before me this 31st day of August, in
the year 2017, by Claudio Ramos who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

232 ZAMORA AVENUE



CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES.
Petitioner,

Case No. 17-6357

vs.

232 ZAMORA LLC
920 Coral Way
Coral Gables, Florida 33134-4825

Respondent.

NOTICE OF HEARING CANCELLATION

Date: September 14, 2017

Re: **232 Zamora Avenue**, Coral Gables, Florida 33134-3928, and legally described as Lot 1, Block 41, of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-009-4200 ("Property").

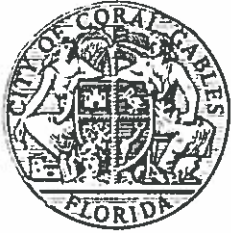
Please be advised the Construction Regulation Board hearing scheduled for Monday, September 18, 2017, 2:00 pm, 405 Biltmore Way, Commission Chambers, Coral Gables, Florida 33134, has been cancelled due to Hurricane Irma. You will be notified of the new hearing date at a later time.

If you have any questions on this matter contact Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

Thank you for your understanding on this matter.



Belkys Garcia, Secretary to the Board



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6357

Title of Document Posted: Notice of Hearing Cancellation

I, Claudio Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 232 Lamora Ave, ON 9-14-17
AT 9:30 am.

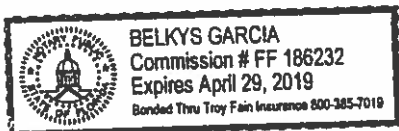
Claudio Ramos
Employee's Printed Name

[Signature]
Employee's Signature

STATE OF FLORIDA)
ss.
COUNTY OF MIAMI-DADE)

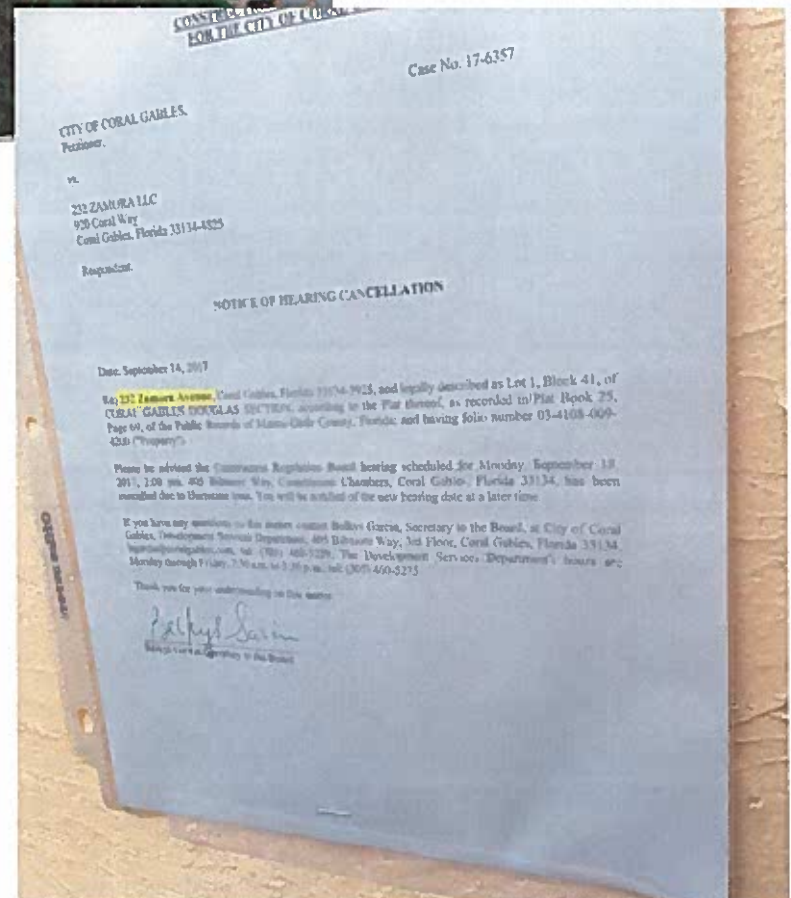
Sworn to (or affirmed) and subscribed before me this 14th day of September, in
the year 2017, by Claudio Ramos who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

232 ZAMORA AVENUE



CITY OF CORAL GABLES
Petitioner.

vs.
232 ZAMORA LLC
920 Coral Way
Coral Gables, Florida 33134-4825
Respondent.

NOTICE OF HEARING CANCELLATION

Date: September 14, 2017

Re: 232 Zamora Avenue, Coral Gables, Florida 33134-4825, and legally described as Lot 1, Block 41, of CORAL GABLES DOUGLAS TRUST, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida, and having folio number 03-4108-009-4289 ("Property").

Please be advised that the Community Regulations Board hearing scheduled for Monday, September 18, 2017, 1:00 p.m. at the Community Chambers, Coral Gables, Florida 33134, has been cancelled due to unforeseen issues. You will be notified of the new hearing date at a later time.

If you have any questions on this matter, contact Bethel Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida 33134, betheg@coralgables.com, tel. (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 5:30 p.m. tel. (305) 460-5215.

Thank you for your understanding on this matter.

Bethel Garcia
Bethel Garcia, Secretary to the Board

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-6357

vs.

232 ZAMORA LLC
920 Coral Way
Coral Gables, Florida 33134-4825

Return receipt number:

91 7108 2133 3932 5922 8763

Respondent.

**NOTICE OF UNSAFE STRUCTURE VIOLATION FOR FAILURE TO RECERTIFY
AND NOTICE OF HEARING**

Date: October 2, 2017

Re: **232 Zamora Avenue**, Coral Gables, Florida 33134-3928, and legally described as Lot 1, Block 41, of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-009-4200 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-1 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

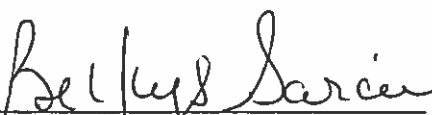
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on October 16, 2017, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$250 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

ADA NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com. Telephone: 305-722-8686. TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6357

Title of Document Posted: Construction Regulation Board, Notice of Unsafe Structure Violation For Failure To Recertify and Notice of Hearing

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 232 Zamora Avenue, ON 10-2-17
AT 10:40 AM.

JOSE IGLESIAS
Employee's Printed Name

[Signature]
Employee's Signature

STATE OF FLORIDA)
SS.
COUNTY OF MIAMI-DADE)

Sworn to (or affirmed) and subscribed before me this 2nd day of October, in
the year 2017, by Jose Iglesias who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

232
ZAMORA
AVENUE





CFN 2016R0746225
 OR BK 30363 Pgs 2794-2795 (2Pgs)
 RECORDED 12/28/2016 13:05:21
 DEED DOC TAX \$0.60
 SURTAX \$0.45
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by:
THOMAS J. PALMIERI, ESQ.
TOMA TITLE GROUP, INC.
 340 Minorca Avenue, Suite One
 Coral Gables, Florida 33134

Parcel ID (Folio) No.:
 03-4108-009-4200

QUITCLAIM DEED

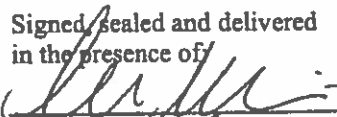
THIS INDENTURE is made this 20th day of December, 2016. For and in consideration of the sum of Ten Dollars and other good and valuable considerations, receipt of which hereby acknowledged, **SWISS HOMES, LLC**, A Florida limited liability company, "grantor", whose address is 920 Coral Way, Coral Gables, Florida, does hereby remise, release and quitclaim to **232 ZAMORA LLC**, a Florida limited liability company, having an address at 16477 SW 67th Terrace, Miami, Florida 33193 "grantee", any and all of grantors' right, title, and interest in and to the following described property, situate in Miami-Dade County, Florida, to-wit:


Lot 1, in Block 41, of CORAL GABLES DOUGLAS SECTION REVISED, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida

Subject to taxes for the current and all prior years, applicable zoning ordinances, conditions, restrictions, limitations and easements of record, if any, which by this reference are not hereby reimposed.

To have and to hold the same, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the said grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said grantor has caused these presents to be signed the day and year first above written.

Signed, sealed and delivered
 in the presence of

 Thomas J. Palmieri, witness


 Print name:


 Print name:


 Michael C. Cardona, witness

"GRANTOR"

SWISS HOMES, LLC

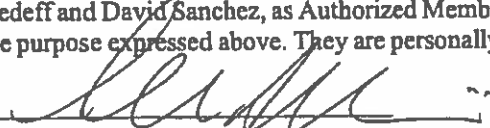

 By: Michel Nedeff, Authorized Member

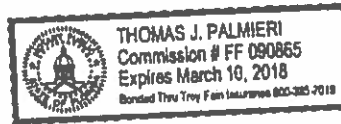

 And by: David Sanchez, Authorized Member

2

State of Florida
County of Miami-Dade:

The foregoing instrument was acknowledged before me this 20th day of December, 2016 by Michel Nedef and David Sanchez, as Authorized Members of Swiss Homes, LLC, a Florida limited liability company, for the purpose expressed above. They are personally known to me or have produced driver licenses as identification.


Name:
Notary Public, State of Florida
My Commission Expires:
(Seal)





DIVISION of
CORPORATIONS
an official State of Florida website

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
232 ZAMORA LLC

Filing Information

Document Number	L16000184903
FEI/EIN Number	81-4143065
Date Filed	10/04/2016
Effective Date	10/04/2016
State	FL
Status	ACTIVE

Principal Address

920 CORAL WAY
CORAL GABLES, FL 33134

Changed: 04/20/2017

Mailing Address

920 CORAL WAY
CORAL GABLES, FL 33134

Changed: 04/20/2017

Registered Agent Name & Address

SANCHEZ, DAVID
16477 SW 67TH TERRACE
MIAMI, FL 33193

Authorized Person(s) Detail

Name & Address

Title MGR

SANCHEZ, DAVID
16477 SW 67TH TERRACE
MIAMI, FL 33193

Title MGR

NEDEFF, MICHEL
920 CORAL WAY
CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2017	03/16/2017

Document Images

<u>03/16/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>10/04/2016 -- Florida Limited Liability</u>	View image in PDF format

HISTORIC PRESERVATION BOARD
CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. HPR188-LHD2013-08

A RESOLUTION DENYING THE DESIGNATION AS A LOCAL HISTORIC LANDMARK THE PROPERTY LOCATED AT 232 ZAMORA AVENUE, CORAL GABLES, FLORIDA, LEGALLY DESCRIBED AS LOT 1, BLOCK 41, CORAL GABLES DOUGLAS SECTION; AND REPEALING ALL RESOLUTIONS INCONSISTENT HEREWITH.

WHEREAS, a public hearing of the Coral Gables Historic Preservation Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard; and

WHEREAS, Article 3, Section 3-1104 (C) (3) of the Coral Gables Zoning Code states that "if after a public hearing the Historic Preservation Board finds that the proposed local historic landmark or proposed local historic landmark district meets the criteria set forth in Section 3-1103, it shall designate the property as a local historic landmark or local historic landmark district;" and

WHEREAS, 232 Zamora Avenue was in 1936 and designed Upton C. Ewing, and

WHEREAS, 232 Zamora Avenue is an example of the Med-Deco Transitional Architecture which characterized the 1930s in Coral Gables; and

WHEREAS, 232 Zamora Avenue satisfies the "architectural significance criteria" as stated in Article 3, Section 3-1103 of the Coral Gables Zoning Code because it embodies those distinguishing characteristics of an architectural style or period, or method of construction, and it is an outstanding work of a prominent designer or builder; and

WHEREAS, 232 Zamora Avenue satisfies the "aesthetic significance criteria" as stated in Article 3, Section 3-1103 of the Coral Gables Zoning Code because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of a neighborhood, village, or the city and contributes to the distinctive quality or identity of such neighborhood, village, or the city; and

WHEREAS, it is the policy of the City of Coral Gables to preserve its architectural heritage by designating certain properties as local historic landmarks; and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this board that the subject property does not meet the criteria set forth in Article 3, Section 3-1103 of the Zoning Code of the City of Coral Gables, and denied its designation as a "Local Historic Landmark"; and

WHEREAS, the legal description of the property is as follows: Lot, Block 41, Coral Gables Douglas Section; and

WHEREAS, a motion to deny the application was offered by Dolly MacIntyre and seconded by Carmen Guerrero and upon a poll of the members present the vote was as follows:

<u>Board Member</u>	<u>Vote</u>
Carmen Guerrero	Aye

Dolly MacIntyre	Aye
Tony Newell	Aye
Judy Pruitt	Aye
Margaret Rolando	Aye
Alejandro Silva	Aye
Venny Torre	Nay
Dorothy Thomson	Nay

NOW THEREFORE BE IT RESOLVED, by the Historic Preservation Board of the City of Coral Gables that the Historic Preservation Board on October 17, 2013, has DENIED the designation of 232 Zamora Avenue, Coral Gables, Miami-Dade County, Florida as a Local Historic Landmark pursuant to the City of Coral Gables Historic Preservation Ordinance – Article 3, Division 11 of the Coral Gables Zoning Code for the following reason: the significance of the property did not rise to the level of historic landmark designation.

BE IT FURTHER RESOLVED, that the denial of this designation is predicated on all the above recitations being true and correct and incorporated herein, but if any section, part of section, paragraph, clause, phrase or word of this Resolution is declared invalid, the remaining provisions of this Resolution shall not be affected.

Any aggrieved party desiring to appeal a decision of the Historic Preservation Board shall, within ten (10) days from the date of such decision, file a written Notice of Appeal with the City Clerk.

PASSED AND ADOPTED THIS SEVENTEENTH DAY OF OCTOBER, A.D., 2013.



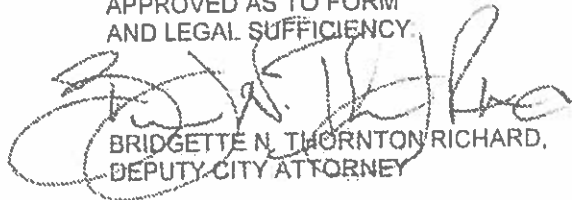
VENNY TORRE
CHAIRMAN,
HISTORIC PRESERVATION BOARD

ATTEST:



DONA M. SPAIN
HISTORIC LANDMARK OFFICER

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY.



BRIDGETTE N. THORNTON-RICHARD,
DEPUTY CITY ATTORNEY